

MOTION

5. Supporting Small Businesses in Vancouver through Provincial Tax Reform

At the Regular Council meeting on June 13, 2017, Vancouver City Council referred this matter to the Standing Committee on City Finance and Services meeting on June 14, 2017, to hear from speakers

MOVED by Acting Mayor Louie
SECONDED by Deputy Mayor Meggs

WHEREAS

1. Property assessments on both residential and commercial properties have soared for successive years, posing significant affordability challenges to some residents and businesses;
2. Business tenants on triple-net leases have limited ability to absorb extraordinary increases in rent and to assume all the property taxes passed on to them by their landlords based on highest and best use of the property;
3. The City of Vancouver has engaged with the Province of BC, BC Assessment Authority and key stakeholders in assessing viable options to address the impact of soaring property assessments on small business tenants;
4. The City of Vancouver has implemented targeted three-year land assessment averaging program to alleviate some property tax impact arising from these significant assessment increases, but will not be able to transition to five-year land assessment averaging before 2019 due to a legislative restriction in the Vancouver Charter.

THEREFORE BE IT RESOLVED THAT Vancouver City Council call on the Province of BC to enable the City to transition from three-year to five-year land assessment averaging in 2018 through an exemption to the legislative requirement or legislative amendments as appropriate; and

BE IT FURTHER RESOLVED THAT City staff report back on the outcome of their work with the Province of BC, BC Assessment Authority and key stakeholders, with associated policy recommendations that specifically address the impact of triple net leases on property tax payments for small business tenants.

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